

**TOWN OF DAVIE  
TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

**PREPARED BY:** Maria C. Sanchez, Planner II

**SUBJECT:** Site Plan

**AFFECTED DISTRICT:** 1

**ITEM REQUEST:** Schedule for Council Meeting

**TITLE OF AGENDA ITEM:** SP 9-4-09, Chick-fil-A, 1900 S. University Drive (B-3)

**REPORT IN BRIEF:** The proposed site plan is for construction of a 4,287 sq. ft. fast food restaurant within an outparcel of the Tower Shops. The new restaurant would replace the existing 6,368 sq. ft. restaurant (Road House Grill) and would involve some reconfiguration of the parking and re-landscaping. In order to meet the required 90 parking spaces, the applicant must provide 62 spaces on the site and enter into an agreement with the adjacent shopping center to ensure that 28 spaces within the shopping center will be available to serve this outparcel. The applicant provided a parking study to demonstrate that the Tower Shops shopping center has enough excess parking capacity to implement this parking agreement.

The petitioner has addressed all Site Plan Committee conditions of approval as stated in the motion below.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** At the January 26, 2010 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve and 1) make a note that there was stone between the columns that were shown on the elevations because it was not clear and needed to match the rendering; 2) the single-hung windows in the planning report should be impact-resistant store front; 3) increase the radius on the curve at the exit from the drive-thru; 4) the existing trees were to be trimmed by a certified arborist; 5) all the Cocoplum and Clusia shrubs were to be seven-gallon size rather than three gallon; 6) be sure to provide protective measures for existing trees before construction; and 7) restore any sod that becomes damaged. In a roll call vote, the vote

was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Other - Staff recommends approval provided that the applicant provide a parking agreement, suitable to the Town Attorney and recordable in the Official Records of Broward County, to ensure that at least 28 parking spaces within Tower Shops are available to serve patrons of the proposed restaurant.

**Attachment(s):** Planning Report

**Application:** SP 9-4-09/09-113/Chick-fil-A  
**Original Report Date:** 01/12/10

**Revision(s):**

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**TOWN OF DAVIE**  
**Planning & Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owner**

**Name:** Tri County Plaza Assoc. LTD % Turnberry Associates  
West 84<sup>th</sup> Street LLC & Shecky 48 Inc.  
**Address:** 1972 S. University Drive 2<sup>nd</sup> Floor  
**City:** Davie, Florida 33324

**Petitioner**

**Name:** Chick-fil-A  
**Address:** 5200 Buffington Road  
**City:** Atlanta, Georgia 30349-2998  
**Phone:** (954)426-5144

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**Background Information**

**Application Request:** The petitioner requests site plan approval for a new fast food restaurant

**Address:** 1900 South University Drive

**Location:** Generally located on the eastside of South University Drive and south of State Road 84

**Future Land Use Plan Map:** Commercial

**Existing Zoning(s):** B-3, Planned Business Center District

**Existing Use:** Vacant Restaurant (Road House Grill)

**Parcel Size:** 1.31 net acres (57,209 sq. ft.)

**Proposed Use(s):** Fast Food Restaurant

**Proposed Density:** n/a

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**Zoning History**

**Previous Requests on same property:**

The original site plan for the Tower Shops was approved by Town Council in 1985.

The Plat, 'Davie Town Center', was approved by Town Council on August 5, 1987 and was later recorded by the County in Book 133 of plats, page 33 of the public records of Broward County, Florida.

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## **Applicable Codes and Ordinances**

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

*Land Development Code (Section 12-24 (J)(5))*, the B-3, Planned Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to meet the shopping and service needs of large sections of the town or metropolitan areas. Such business generally requires considerable ground area, do not cater directly to pedestrians, and need a conspicuous and accessible location convenient for motorists.

*Land Development Code (Section 12-83)*, Conventional Nonresidential Development Standards for B-3, Planned Business District, minimum lot area 43,560 sq. ft., minimum lot frontage 150', maximum height is 35', maximum building coverage ratio is 40%, and minimum open space requirement is 30%.

*Land Development Code (Section 12-208(A))*, requirements for off-street parking for fast food restaurants, one space for each fifty square feet of gross floor area.

*Land Development Code (Section 12-107)*, site landscaping requirements for commercial and industrial districts over twenty thousand square feet of gross site area.

*Land Development Code, Division 3. Site Plan Requirements and Procedures.*

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## **Comprehensive Plan Considerations**

### **Planning Area:**

The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The Town is encouraging development and redevelopment of properties within this area to strengthen the Town's nonresidential tax base for the future.

### **Broward County Land Use Plan:**

The subject site falls within Flexibility Zone 81.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

*Future Land Use Element, Policy 17-1:* Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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## Application Details

The petitioner's submission indicates the following:

1. *Site:* The site plan consists of 1.31 net acres (57,209 sq. ft.) and depicts one (1) building with ancillary uses such as parking areas, open space/retention areas, and drive-thru lane. The proposed plan illustrates a dumpster enclosure with eight (8) foot high concrete walls located next to the open space/retention area and towards the south east corner of the site.
2. *Architecture:* The character of the building reflects a modern design with clean horizontal lines. Greater height and gable roofs are used to emphasize building entry, playground, and the drive-thru window locations; other than that, a flat roof is predominant. Tile, for the above mentioned gable roofs, is to be Monier Lifetile "Shake Hickory". In the facades, cardinal red with tan and burgundy stripes awnings create a contrast to the stone and earth-tone stuccoes. Also, these awnings accentuate the YKK aluminum storefront system (bronze color) with impact rated glazing windows. Building's finishes consist of stone and stucco, and changes between these materials are achieved through the use of a band that matches an accent cornice at the top of the concrete masonry unit. Stucco areas match the following colors: Sherwin Williams No. SW6108 "Late" (stucco band) for building's body, Sherwin Williams No. SW6089 "Grounded" (base and top of stucco band).
3. *Access and Parking:* The main access is through an existing driveway located off South University Drive, east of the site. This driveway currently provides access to the Tower Shops shopping center located west of the site. The fast food restaurant is an outparcel with a proposed parking capacity of sixty-two (62) parking spaces. Parking requirement for the proposed fast food restaurant is ninety spaces (90), so the applicant is currently processing a cross-access parking agreement that will allow compliance with Land Development Code parking requirements. A parking study that demonstrates Tower Shops shopping center excess parking capacity has been provided with the application.
4. *Lighting:* The lighting design meets the minimum illumination standards of the Land Development night sky regulations.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-3, Planned Business Center District. The landscape plan indicates Live Oak, Black Olive, Washingtonian Palm, and Eucalyptus are proposed along the perimeter, as well as along right-of-way adjacent to the subject site.

7. *Drainage:* The petitioner has obtained Central Broward Water Control District (CBWCD) approval.
8. *Trails:* The Roberts Potters park trail is located along South University Drive west to the subject site. This trail will accommodate leisure activities to and from the subject site and will also provide access numerous Davie parks and other trails.



9. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, Police, and Fire. The existing use consists of a 6,368 sq. ft. vacant restaurant, and the proposed use consists of a 4,287 sq. ft. fast food restaurant. Staff has determined that there is not change on capacity to sustain current level of services.
10. *Compatibility:* The proposed fast food restaurant can be considered compatible with both existing and allowable commercial uses and properties along University Drive.
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### **Significant Development Review Agency Comments**

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

#### **Utilities Department:**

1. Prior to permitting contact the Utilities Department to execute a water/sewer agreement.

#### **Planning and Zoning Division:**

1. Prior to the Planning & Zoning signing-off the site plan staff requests an executed parking agreement.
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### **Public Participation**

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Community Room on October 6, 2009 and October 13, 2009. Attached is the petitioner's Citizen Participation Report.

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### **Staff Analysis**

The petitioner's site design meets the intent of the B-3, Planned Business Center District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use. The proposed fast food restaurant will be compatible with both the Comprehensive Plan and the Future Land Use Plan Map designation of Commercial.

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### **Findings of Fact**

Staff finds that the site plan complies with the general purpose of the proposed the B-3, Planned Business Center District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with surrounding development.

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### **Staff Recommendation**

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Staff recommends approval provided that the applicant provide a parking agreement, suitable to the Town Attorney and recordable in the Official Records of Broward County, to ensure that at least 28 parking spaces within Tower Shops are available to serve patrons of the proposed restaurant.

### **Site Plan Committee Recommendation**

At the January 26, 2010 Site Plan Committee meeting, Mr. Evans made a motion, seconded by Mr. Engel, to approve and 1) make a note that there was stone between the columns that were shown on the elevations because it was not clear and needed to match the rendering; 2) the single-hung windows in the planning report should be impact-resistant store front; 3) increase the radius on the curve at the exit from the drive-thru; 4) the existing trees were to be trimmed by a certified arborist; 5) all the Cocoplum and Clusia shrubs were to be seven-gallon size rather than three gallon; 6) be sure to provide protective measures for existing trees before construction; and 7) restore any sod that becomes damaged. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

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### **Town Council Action**

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### **Exhibits**

1. 1,000' Mail-out Radius Map
  2. 1,000' Mail-out
  3. Public Participation Notice
  4. Public Participation Plan
  5. Public Participation Report and Sign-in Sheets
  6. Future Land Use Plan Map
  7. Aerial, Zoning, and Subject Site Map
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Prepared by: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_



Site Plan 9-4-09 Chick-fil-A 1,000' Mail-out

NAME, LINE_	ADDRESS, LI	ADDRESS, ___1	
2401U LLC	707 SE 3 AVE SUITE 400	FORT LAUDERDALE	FL33316
ABRAHAMS, ANDREW & P 1/2 INT	2071 SW 72 AVE	DAVIE	FL33317
ACEVEDO, FERMIN & DAISY	2072 SW 72 AVE	DAVIE	FL33317
AEIION, DAVID	2201 NOVA VILLAGE DR	DAVIE	FL33317
AGUIRRE, VINCENT F & SONIA	2267 NOVA VILLAGE DR	DAVIE	FL33317
ALEMAN, MIGUEL E	2148 NOVA VILLAGE DR	DAVIE	FL33317
ALLBRITTON, MIMI	2263 NOVA VILLAGE DR	DAVIE	FL33317
ALMENGOR, NATALIA &	2166 NOVA VILLAGE DR	DAVIE	FL33317
ALSINA, LUIS 1/2 INT	2119 NOVA VILLAGE DR	DAVIE	FL33317
ALSINA, LUIS ENRIQUE JR	2217 NOVA VILLAGE DR	DAVIE	FL33317
AMERICAN HOME MTG SERVICING II	2525 PONCE DE LEON BLVD STE 400	MIAMI	FL33134
ANDERSON, LOU ANN &	2235 NOVA VILLAGE DR	DAVIE	FL33317
AZORE, TULSIDAI	2206 NOVA VILLAGE DR	DAVIE	FL33317
BAILEY, LEONARD L III & MARILYN	2172 NOVA VILLAGE DR	DAVIE	FL33317
BARTH, RYAN	2228 NOVA VILLAGE DR	DAVIE	FL33317
BASANTA, MARY E 1/2 INT EA	2116 NOVA VILLAGE DR	DAVIE	FL33325
BENNETT, ROSEMARY VIRGINIA	2220 NOVA VILLAGE DR	DAVIE	FL33317
BENSON, CRISTINA	2125 NOVA VILLAGE DR	DAVIE	FL33317
BERNALES, RODOLFO R & ZORAIDA	2091 SW 72 AVE	DAVIE	FL33317
BHOOSHI, MOSES B & LIZZE S	2204 NOVA VILLAGE DR	DAVIE	FL33317
BLANCO, NORMAN	2080 SW 72 AVE	DAVIE	FL33317
BOKIS, JASON &	2249 NOVA VILLAGE DR	DAVIE	FL33317
BROWER, LESLIE D & MARY M	2118 SW 72 AVE	DAVIE	FL33317
BROWN, TERRY ELLEN	2103 NOVA VILLAGE DR	DAVIE	FL33317
BURGER KING CORP #3303	PO BOX 020783	MIAMI	FL33102
BUSH, ROBERT W REV TR	2255 NOVA VILLAGE DR	DAVIE	FL33314
BYCZEK, WILLIAM E REV LIV TR	2101 NOVA VILLAGE DR	DAVIE	FL33317
CABAL, PIEDAD &	2225 NOVA VILLAGE DR	DAVIE	FL33317
CABALLERO, JAIRO A	2270 NOVA VILLAGE DR	DAVIE	FL33317
CALERO, JUAN M &	2131 NOVA VILLAGE DR	DAVIE	FL33317
CAMPBELL, KAREN 1/2 INT	7197 SW 20 PL	DAVIE	FL33317
CANZONETTA, PETER	2132 NOVA VILLAGE DR	DAVIE	FL33317
CANZONETTA, PETER & SARA	2140 NOVA VILLAGE DR	DAVIE	FL33317
CARDENAS, JORGE H	2119 SW 72 AVE	DAVIE	FL33317
CARLSON, KAREN	2553 ST CHARLES	IDAHO FALLS	ID83404
CARNEY, JOHN A 1/2 INT	2253 NOVA VILLAGE DR	DAVIE	FL33317
CASSAS, NICHOLAS A TR	PO BOX 8044	CORAL SPRINGS	FL33075
CATALAN, RICARDO C &	7189 SW 20 PL	DAVIE	FL33324
CATALDO, CYNTHIA &	2163 NOVA VILLAGE DR	DAVIE	FL33317
CC-INVESTORS 1991-11	PO BOX 29965	RICHMOND	VA23242
CERBONE, PATRICK MICHAEL	2146 NOVA VILLAGE DR	DAVIE	FL33317
CHEN, PAUL	2162 NOVA VILLAGE DR	DAVIE	FL33317
CHEVRON U S A INC	PO BOX 285	HOUSTON	TX77001
CHIN, LORNA A	2242 NOVA VILLAGE DR	DAVIE	FL33317
CHOY, CINDY TRSTEE &	30107 SW 148 PL	LEISURE CITY	FL33033
CNL RESTAURANT NET LEASE	PO BOX 166289	IRVING	TX75016
COHEN, LORI L	2176 NOVA VILLAGE DR	DAVIE	FL33317
CORRENTE, ANTHONY &	2248 NOVA VILLAGE DR	DAVIE	FL33317
COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH	WA98027
COVINO, DALE R TRSTEE	2115 NOVA VILLAGE DR	DAVIE	FL33317
COYLE, CAROLINE ANNE	2226 NOVA VILLAGE DR	DAVIE	FL33317
CRAIG, KARL REGINALD T REV TR	9331 NW 41 PL	SUNRISE	FL33351
DAVIS, JAY B & BEVERLY S	4477 GABRIELLA LN	WINTER PARK	FL33317
DAVIS, KEITH	2118 NOVA VILLAGE DR	DAVIE	FL33317
DE LA GUARDIA, DOMINADOR & MAR	2258 NOVA VILLAGE DR	DAVIE	FL33317
DE MEYER, HENRIETTA LOIS REV TR	2257 NOVA VILLAGE DR	DAVIE	FL33317
DE VILLAR, FILIDA EDITH CHOTA &	2159 NOVA VILLAGE DR	DAVIE	FL33317
DELLAPENTA, MICHAEL &	2219 NOVA VILLAGE DR	DAVIE	FL33317
DELOTTA, GABRIELE	2222 NOVA VILLAGE DR	DAVIE	FL33317
DELVA, FRANTZ & FLAURE GARCON	2223 NOVA VILLAGE DR	DAVIE	FL33317
DEMETER, MARK	2129 NOVA VILLAGE DR	DAVIE	FL33317
DESROCHERS, YEZMIN	2252 NOVA VILLAGE DR	DAVIE	FL33317
DOCYK, LOUISE	4120 SW 54TH AVE	DAVIE	FL33314

DOWSE, EDWIN H & ROSEMARIE	2113 SW 72 AVE APT 33	DAVIE	FL33317
DUARTE, HUGO	2213 NOVA VILLAGE DR	DAVIE	FL33317
DYKE, STEPHEN F & EVELYN F	2151 NOVA VILLAGE DR	DAVIE	FL33317
EARNEY, MAX F SR & NINA E 1/2 INT	7190 SW 22 ST	DAVIE	FL33317
EDLER, GARY E 1/2 INT	2076 SW 72 AVE APT 63	DAVIE	FL33317
EDWARDS, DEBORAH L	2117 SW 72 AVE	DAVIE	FL33314
ENO, ROSEMARY A	2182 NOVA VILLAGE DR	DAVIE	FL33317
ESPINAL, MARIA V 1/2 INT	2157 NOVA VILLAGE DR	DAVIE	FL33317
EVANTO, STEVE	2268 NOVA VILLAGE DR	DAVIE	FL33317
FAUZAN, FARZANA 1/2 INT	2215 SW 72 AVE	DAVIE	FL33317
FEITOSA, ROGERIO 1/2 INT	2122 NOVA VILLAGE DR	DAVIE	FL33317
FISHMAN, JOSEPH L REV LIV TR	2261 NOVA VILLAGE DR	DAVIE	FL33317
FLORIDA DEPT OF TRANSPORTATIO	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL33309
FOLZ, EDWARD F JR &	2155 NOVA VILLAGE DR	DAVIE	FL33317
FONT, VANESSA	2150 NOVA VILLAGE DR	DAVIE	FL33317
FONTAN, HECTOR A &	2251 NOVA VILLAGE DR	DAVIE	FL33317
FORERO, LUIS J & MYRIAM I	2164 NOVA VILLAGE DR	DAVIE	FL33317
FRANCESCHINI, DENISE	2127 NOVA VILLAGE DR	DAVIE	FL33317
FRERICHS, KAREN M &	11325 SE 326 PL	AUBURN	WA98092
GARAY, L ROBERT 1/2 INT EA	2123 NOVA VILLAGE DR	DAVIE	FL33317
GIORDANO, PAUL	2160 NOVA VILLAGE DR	DAVIE	FL33317
GLADE, JO ELLEN	2240 NOVA VILLAGE DR	DAVIE	FL33317
GLOBERMAN, HAROLD & ROBERTA	2165 NOVA VILLAGE DR	DAVIE	FL33317
GOMEZ, IRMA	2154 NOVA VILLAGE DR	DAVIE	FL33317
GONZALEZ, ADAM M 1/2 INT EA	2121 NOVA VILLAGE DR	DAVIE	FL33317
GONZALEZ, RAFAEL & NANCY B	2259 NOVA VILLAGE DR	DAVIE	FL33317
GREEN, HARRY & HANNAH M	2250 NOVA VILLAGE DR	DAVIE	FL33317
GREENTREE, CARL J & COLLEEN	2215 NOVA VILLAGE DR	DAVIE	FL33317
GRONDIN, DARLA &	2169 NOVA VILLAGE DRIVE	DAVIE	FL33317
HALLERAN, CHRISTINE &	1226 LAUREL CIR	CROSSVILLE	TN38555
HAMBY, GINGER ANN 1/2 INT	2236 NOVA VILLAGE DR	DAVIE	FL33317
HEIMILLER, KURT K & FLORA A	2179 NOVA VILLAGE DR	DAVIE	FL33317
HEVERLY, IAN F	2174 NOVA VILLAGE DR	DAVIE	FL33317
HFI ACQUISITIONS COMPANY LLC	100 DUNBAR ST	SPARTANBURG	SC29306
HICKOK, DAVID W	7185 SW 20TH PL APT 47	DAVIE	FL33317
HILL, CHERYL J	2113 NOVA VILLAGE DR	DAVIE	FL33317
HOLCOMB, PAULA S	2227 SW 72 AVE	DAVIE	FL33317
HOME DEPOT U S A INC	2455 PACES FERRY RD NW	ATLANTA	GA30339
HORN BROOK, DONALD NEIL &	2209 NOVA VILLAGE DR	DAVIE	FL33317
HOWELL, CAROLE	2229 NOVA VILLAGE DR	DAVIE	FL33317
HUAROTTE, JACQUELINE &	2207 NOVA VILLAGE DR	DAVIE	FL33317
IMPERIAL OPTICAL JAMAICA LTD	2221 NOVA VILLAGE DR	DAVIE	FL33317
INOA, JOSE GERINERDO JR &	2246 NOVA VILLAGE DR	DAVIE	FL33317
JIMENEZ, HERNAN DARIO & LUZ M	2223 SW 72 AVE APT 11	DAVIE	FL33317
JIMINEZ, ADRIANA	4741 LAKESIDE CIR E	DAVIE	FL33314
JIMINEZ, JOSE A & ROSSANNA A	2106 SW 72 AVE	DAVIE	FL33317
JOHNSON, KYLIE	2234 NOVA VILLAGE DR	DAVIE	FL33317
JONES, MICHELE T 1/2 INT	2153 NOVA VILLAGE DR	DAVIE	FL33317
KENNY, MARTHA JANE P	2075 SW 72 AVE	DAVIE	FL33317
KHOKHAWALLA, ABBAS & SABRINA	2170 NOVA VILLAGE DR	DAVIE	FL33317
KILROY, DAVID P &	2279 NOVA VILLAGE DR	DAVIE	FL33317
KIMBALL, STEPHEN J &	2211 SW 72 AVE	DAVIE	FL33314
KLEBANOW, MARTIN H LE	2167 NOVA VILLAGE DR	DAVIE	FL33317
KNOWLES, SHELLA	2084 SW 72 AVE	DAVIE	FL33317
KORNBERG, ESTA	2245 NOVA VILLAGE DR	DAVIE	FL33317
KOVARIK, SUSAN F	2143 NOVA VILLAGE DR	DAVIE	FL33317
KRANZ ALMEIDA, FLAVIO & MARY	2211 NOVA VILLAGE DR	DAVIE	FL33317
LAKE, NURYS	2241 NOVA VILLAGE DR	DAVIE	FL33317
LAUTENSLAGER, ROBERT G	2260 NOVA VILLAGE DR	DAVIE	FL33317
LI, PUJ-YI J	2142 NOVA VILLAGE DR	DAVIE	FL33317
LICHTMAN, ALLISON W	2212 NOVA VILLAGE DR	DAVIE	FL33317
LIZARAZO, SANDRA	2177 NOVA VILLAGE DR	DAVIE	FL33317
LOGAN, MARY R 1/2 INT	2272 NOVA VILLAGE DR	DAVIE	FL33317
LOPEZ, MANUEL L & ANNA	2238 NOVA VILLAGE DR	DAVIE	FL33317
LOPEZ, MARTIN	2105 SW 72 AVE APT 35	DAVIE	FL33317

LOPEZ, MAURA LUNA	2114 NOVA VILLAGE DR	DAVIE	FL33317
LOSARDO, THOMAS A & CARMEN LU, SASHA &	2243 NOVA VILLAGE DR	DAVIE	FL33317
LYNCH, MICHAEL P & DEBRA A	2087 DEERCROFT DR	MELBOURNE	FL32940
LYNCH, THOMAS J 1/2 INT	2152 NOVA VILLAGE DR	DAVIE	FL33317
MAALOUF, MICHAEL G & TIFFANI N	2200 NOVA VILLAGE DR	DAVIE	FL33317
MANEERATANAMONGKOL, P 1/2 INT	2128 NOVA VILLAGE DR	DAVIE	FL33317
MARGINEAN, DUMITRU &	2281 NOVA VILLAGE DR	DAVIE	FL33317
MARTIN, HEIDI K 1/2 INT	2265 NOVA VILLAGE DR	DAVIE	FL33317
MARTINEZ, BIELKA	2275 NOVA VILLAGE DR	DAVIE	FL33317
MARTINEZ, MARISOL	2124 NOVA VILLAGE DR	DAVIE	FL33317
MARTS, MICHAEL & SHERRY	5802 TYLER ST	HOLLYWOOD	FL33021
MAURER, GEORGE R	2203 NOVA VILLAGE DR	DAVIE	FL33317
MC CONNELL, GARY S & JOYCE J	2850 SE IRONTON AVE	PORT ST LUCIE	FL34952
MCCLUSKEY, SCOT D 1/2 INT	2184 NOVA VILLAGE DR	DAVIE	FL33317
MILANES, RENEE C & ANGEL A	2102 NOVA VILLAGE DR	DAVIE	FL33317
MILLER, MICHAEL K & BARBARA M	2237 NOVA VILLAGE DR	DAVIE	FL33317
MITCHELL, MELODY A	2111 NOVA VILLAGE DR	DAVIE	FL33317
MOBIL OIL CORP	2224 NOVA VILLAGE DR	DAVIE	FL33317
MOTIVA ENTERPRISES LLC	PO BOX 4973	HOUSTON	TX77210
MUNOZ, FABIAN	910 LOUISIANA	HOUSTON	TX77002
NATALIE DRUCKMAN TR LE	2135 NOVA VILLAGE DR	DAVIE	FL33317
NEAGUS, JOANNE L	2126 NOVA VILLAGE DR	DAVIE	FL33317
NELSAS, VILIS &	2264 NOVA VILLAGE DR	DAVIE	FL33317
NET LEASE FUNDING 2005 LP	2186 NOVA VILLAGE DR	DAVIE	FL33317
NICHOLSON, SHAWN I	PO BOX 166289	IRVING	TX75016
NOVA PLAZA LLC	2231 NOVA VILLAGE DR	DAVIE	FL33317
NOVA VILLAGE HOMEOWNERS ASSOCIATION	7201 NW 9 ST	PLANTATION	FL33317
NUNEZ, JORGE R & ACELA	2285 NOVA VILLAGE DR	DAVIE	FL33317
OPREA-BRENSON, EMILIA &	12903 SPRING LAKE DR	COOPER CITY	FL33330
PALACIOS, CHRISTIAN	2180 NOVA VILLAGE DR	DAVIE	FL33317
PAYETTE, FREDERICK & PATRICIA	7188 SW 22 PL	DAVIE	FL33317
PAZMINO, GRACE &	7186 SW 22 ST	DAVIE	FL33317
PEARL, SHAROOZ TAHERI	4290 SW 100TH TER	DAVIE	FL33328
PEREIRA, FAUSTO MANUEL & SONIA	2210 NOVA VILLAGE DR	DAVIE	FL33317
PEREZ, EDMA SANCHEZ	2136 NOVA VILLAGE DR	DAVIE	FL33314
PERROTTA, KAREN	2100 NOVA VILLAGE DR	DAVIE	FL33317
PIWONI, CATHERINE	2141 NOVA VILLAGE DR	DAVIE	FL33317
PONCE DE LEON, YOLANDA CORAL	2145 NOVA VILLAGE DR	DAVIE	FL33317
PROMENADE WEST LTD	7193 SW 20 PL	DAVIE	FL33317
PUTNAM, STEPHEN R &	PO BOX 39238	FORT LAUDERDALE	FL33339
QUINN HOLDINGS LLC	2277 NOVA VILLAGE DR	DAVIE	FL33317
RADILLO, ANTONIO F LE	PO BOX 816969	HOLLYWOOD	FL33081
RAMIREZ, HELMER & CATHERINE	2254 NOVA VILLAGE DR	DAVIE	FL33317
RAMIREZ, MARIA CRISTINA	2227 NOVA VILLAGE DR	DAVIE	FL33317
RAMOS, EIDA	2273 NOVA VILLAGE DR	DAVIE	FL33317
RENE DE COTRET, FRANCOIS GUY &	2274 NOVA VILLAGE DR	DAVIE	FL33317
REO PROPERTIES CORP	2138 NOVA VILLAGE DR	DAVIE	FL33317
ROBBINS, HARRY JAMES JR	7360 S KYRENE RD KYRENE BLDG	TEMPE	AZ85283
ROBIDA, MICHELLE	2133 NOVA VILLAGE DR	DAVIE	FL33317
RODRIGUEZ, CONNIE/FAM. LTD PRT	2232 NOVA VILLAGE DR	DAVIE	FL33317
RODRIGUEZ, CRISTINA G	7900 SW 24 ST	DAVIE	FL33324
RODRIGUEZ, WILLIAM 1/2 INT EA	2109 NOVA VILLAGE DR	DAVIE	FL33317
RODSTEIN, SUSAN R	2102 SW 72 AVE APT 36	DAVIE	FL33317
ROLLE, ABRAHAM A &	7198 SW 22 ST	DAVIE	FL33317
ROSEN, PAUL & L REV LIV TR LE	2262 NOVA VILLAGE DR	DAVIE	FL33317
RUIZ, ARMANDO	2173 NOVA VILLAGE DR	DAVIE	FL33317
SAMBATARO, CAROL	2110 NOVA VILLAGE DR	DAVIE	FL33317
SANDERS, SUSAN	2283 NOVA VILLAGE DR	DAVIE	FL33317
SARNOW, COLLEEN &	2161 NOVA VILLAGE DR	DAVIE	FL33317
SASSI, BRUNO & ANGELA	2256 NOVA VILLAGE DR	DAVIE	FL33317
SCHMIDT, MARION W	2158 NOVA VILLAGE DR	DAVIE	FL33317
SCHNEIDER, PAUL S 1/2 INT EA	2230 NOVA VILLAGE DR	DAVIE	FL33317
SCOTT, EMMETT M JR & CATHY L	2149 NOVA VILLAGE DR	DAVIE	FL33317
SHAW, JEFFREY & ELENA	2117 NOVA VILLAGE DR	DAVIE	FL33317
	2659 SW 74 TERR	DAVIE	FL33314

SHREVES,CAROLL L	2175 NOVA VILLAGE DR	DAVIE	FL33317
SIBILO,HENRIA	7192 SW 22 PL	DAVIE	FL33317
SIBILO,NATALIE D	7196 SW 22 PL APT 8	DAVIE	FL33317
SIBILO,OTMAR & SORAJA	2114 SW 72 AVE	DAVIE	FL33317
SILIG,GAIL H	2271 NOVA VILLAGE DR	DAVIE	FL33317
SISOLAK,CAROLE K	2104 NOVA VILLAGE DR	DAVIE	FL33317
SMITH,JANETTE M	2106 NOVA VILLAGE DR	DAVIE	FL33317
SOMERS,KEVIN M & KATHLEEN G	2092 SW 72 AVE APT 59	DAVIE	FL33317
STEFANU,DEE & GEORGIA	2247 NOVA VILLAGE DR	DAVIE	FL33317
STEIN,DAVID	7703 NOVA DR	DAVIE	FL33324
STERN,MAX REV LIV TR	2110 SW 72 AVE	DAVIE	FL33317
STURLA,RALPH & CARMEN	2079 SW 72 AVE APT 53	DAVIE	FL33317
TACO BELL OF AMERI INC	PO BOX 35370	LOUISVILLE	KY40232
TARRALVO,JOEL	2108 NOVA VILLAGE DR	DAVIE	FL33317
THRONEBURY,RONALD E & ARLENE	2205 NOVA VILLAGE DR	DAVIE	FL33317
TILTON,PAIGE LEIGH	2107 NOVA VILLAGE DR	DAVIE	FL33317
TOMARO,LYNN M TRSTEE	2218 NOVA VILLAGE DR	DAVIE	FL33317
TORRES,LIBIA TORRES &	2188 NOVA VILLAGE DR	DAVIE	FL33317
TRAN,KIM-NGA T	2095 SW 72 AVE APT D-2	DAVIE	FL33317
TRI-COUNTY PLAZA ASSOC LTD	1972 S UNIVERSITY DR 2 FL	DAVIE	FL33324
TRIP,ANDREW & SINDY	2147 NOVA VILLAGE DR	DAVIE	FL33317
TUDUCE,MIRCEA 1/2 INT EA	2178 NOVA VILLAGE DR	DAVIE	FL33317
V & R SPEE-DEE OF S FL INC	1799 S UNIVERSITY DR	DAVIE	FL33324
VALENCIA VILLAGE CONDO ASSOC I	11784 W SAMPLE ROAD #103	CORAL SPRINGS	FL33065
VALENTIN,DOLLY	2216 NOVA VILLAGE DR	DAVIE	FL33317
VAN RYN,PATRICIA B TRSTEE	7185 SW 22 PL	DAVIE	FL33317
VARGAS,JORGE & MARIA A	2105 NOVA VILLAGE DR	DAVIE	FL33317
VARGAS,THEA D &	2171 NOVA VILLAGE DR	DAVIE	FL33317
VILLAS OF ARISTA PARK	2210 SW 72 AVE	DAVIE	FL33317
VINCENT,NANCY D 1/2 INT	2269 NOVA VILLAGE DR	DAVIE	FL33317
VLACHAKIS,JEANNIS & MARIE	106 SWEETBRIAR DR	WISCONSIN DELLS	WI53965
WACHMAN,JAMES A 1/2 INT	2208 NOVA VILLAGE DR	DAVIE	FL33317
WAL-MART STORES EAST LP	P O BOX 8050 MAILSTOP 0555	BENTONVILLE	AR72712
WARNER,VINCENT L & THELMA A	2239 NOVA VILLAGE DR	DAVIE	FL33317
WARNICK,ABRAHAM H & ARLENE R	7194 SW 22 ST	DAVIE	FL33317
WELLS FARGO BANK NA TRSTEE	7105 CORPORATE DR MS PTX B 35	PLANO	TX75024
WILCO,JACK & THELMA	2099 SW 72 AVE	DAVIE	FL33317
YARALLI,JEAN & SIBILO,OTMAR H SF	2214 SW 72 AVE	DAVIE	FL33317
YOCHIM,SCOTT E & JI MIN	2120 NOVA VILLAGE DR	DAVIE	FL33329
ZAKAIB,GEORGE J & SUE E	2214 NOVA VILLAGE DR	DAVIE	FL33317

CORPORATE PROPERTY SERVICES, INC.  
1239 E. NEWPORT CENTER DRIVE • SUITE 113 • DEERFIELD BEACH, FLORIDA 33442

## MEETING NOTICE

September 29, 2009

**Re: Citizen Participation Plan Meeting for:  
A proposed Chick-fil-A located at 1900 S. University Drive (The Tower Shops)  
Project Number: SP-9-4-09**

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to a Chick-fil-A restaurant for a parcel located at 1900 S. University Drive. The subject property is south of I-595, along University Drive within the Tower Shops shopping center. The petitioner, Chick-fil-A, Inc. is proposing to construct a 4,287 square foot fast food restaurant with a drive thru and outdoor seating at the aforementioned location.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

**First Citizen Participation Meeting:**

Date: October 6, 2009 (Tuesday)  
Time: 6:30 PM  
Location: Town of Davie Town Hall Community Room  
6591 Orange Drive  
Davie, Florida

**Second Citizen Participation Meeting:**

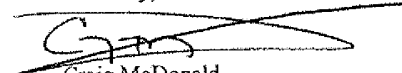
Date: October 13, 2009 (Tuesday)  
Time: 6:30 PM  
Location: Town of Davie Town Hall Community Room  
6591 Orange Drive  
Davie, Florida

If you wish to submit written comments, please send them to:

**Corporate Property Services  
1239 E. Newport Center Drive, Suite 113  
Deerfield Beach, Florida 33442  
(954) 426-5144**

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,

  
Craig McDonald  
Agent

(954) 426-5144 • FAX (954) 570-3391  
REGULATORY LAND USE CONSULTANT  
CERTIFIED GENERAL CONTRACTOR  
CSC 044277



## **CITIZEN PARTICIPATION PLAN FOR SP-9-4-09**

### **Project Description:**

Chick-fil-A, Inc. is requesting site plan approval for a 4,287 square foot Chick-fil-A restaurant with a drive thru and outdoor seating within The Tower Shops shopping center located south of I-595 along University Drive. The subject property is zoned B-3 (Planned Business Center District) and has a compatible land use designation of C (Commercial).

### **Contact Information:**

Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349  
Contact: Getra Thomason, Area Construction Manager  
954-426-5144  
954-570-3391

Corporate Property Services  
1239 E. Newport Center Drive, Suite 113  
Deerfield Beach, Florida 33442  
Craig McDonald, Project Manager  
Tara Toto, Project Coordinator  
954-426-5144  
954-570-3391

### **List of Resident and/or Property Owners and Interested Parties**

See attached.

### **Notification Procedure:**

The residents and/or property owners and interested parties within 1,000 feet of the subject property will be notified with a letter, sent regular mail providing the following information: a brief summary of the proposed project, purpose of public meeting, date, time and place of the two public participation meetings.

### **Dissemination of Information:**

The notifications are to be sent using the United States Postal Service. The notifications to the residents and/or property owners and interested parties within 1,000 feet of the subject property will be sent using standard mail.

**Schedule of Events:**

**First Citizen Participation Meeting:**

Date: October 6, 2009 (Tuesday)  
Time: 6:30 PM  
Location: Town of Davie Town Hall Community Room  
6591 Orange Drive  
Davie, Florida

**Second Citizen Participation Meeting:**

Date: October 13, 2009 (Tuesday)  
Time: 6:30 PM  
Location: Town of Davie Town Hall Community Room  
6591 Orange Drive  
Davie, Florida

CORPORATE PROPERTY SERVICES, INC.  
1239 E. NEWPORT CENTER DRIVE • SUITE 113 • DEERFIELD BEACH, FLORIDA 33442

**CITIZEN PARTICIPATION PLAN ACKNOWLEDGMENT**

October 15, 2009

Town of Davie  
Development Service Department  
Planning and Zoning Division  
6591 Orange Drive  
Davie, Florida 33314

Re: Citizen Participation Plan for:  
SP-9-4-09

Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Corporate Property Services, Inc., on behalf of Chick-fil-A, Inc. notified all the property owners surrounding the subject property within 1,000 feet to invite them to, two (2) Public Participation Meetings. Both meetings were held at the Town of Davie Town Hall Community Room, located at 6591 Orange Drive on October 6<sup>th</sup> and October 13<sup>th</sup> at 6:30PM. The above scheduled meetings were held, however, none of the Town of Davie property owners attended.

Chick-fil-A, Inc. hopes that the above information fulfilled the requirements of Public Participation Ordinance concerning this site plan review process.

Sincerely,



Tara Toto  
Project Coordinator

(954) 426-5144 • FAX (954) 570-3391

REGULATORY LAND USE CONSULTANT

CERTIFIED GENERAL CONTRACTOR

CGC 044277

OCTOBER 6, 2009

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

SIGN IN SHEET

PUBLIC PARTICIPATION MEETING I.

NAME

ADDRESS

PHONE

---

No one from the public attended.

October 13, 2009

SIGN IN SHEET  
PUBLIC PARTICIPATION MEETING II.

NAME

ADDRESS

PHONE

No one from the public attended.

